

REAL ESTATE NEWS,
NOTES AND GOSSIPMayers Resell Apartment to
S. A. Herzog at a Profit
—Sequoia Resold.

WAS HELD AT \$500,000

Normal Volume of Trading in
Apartments and Lofts Re-
ported Yesterday.

Reselling large apartment houses on the upper West Side was the feature of yesterday's realty market. In the front ranks of the transactions was the sale of the twelve story fireproof apartment structure at 165 West Seventy-second street by J. C. and M. G. Mayer to Samuel A. Herzog, president of the Kansas Realty Company. The Mayers bought the property about two weeks ago and held it at \$500,000. It is understood that it brought approximately that figure. The sale was negotiated by Walter D. Brown, president of the Brown Brothers Realty Company, who sold it to the Mayers. The house was built a few years ago by the Brown Brothers Realty Company on a plot 50x125. Shortly after it was built, the Mayers sold it to William S. Hill, who held it until he sold it to the Herzogs. The quick resale at a profit is interesting because of the fact that both sellers and buyer are regarded as among the best judges of realty values in New York. According to the brokers, Mr. Herzog was influenced by the fact that he has had remarkable success in renting the apartment building which he erected near Seventy-second street. Mr. Herzog says he is a firm believer in the future of Seventy-second street.

BROWN REBELLS THE SEQUOIA.

Frederick Brown, who bought the Sequoia apartment house at the southeast corner of Broadway and 145th street three weeks ago, resold it yesterday to William F. Daniels, an investor who gave in trade three properties in Manhattan, The Bronx and Brooklyn. The entire deal involved \$725,000. The Sequoia occupies a plot 110x100.5. It has an annual rent roll of \$60,000 and has been held at \$500,000. It was taken subject to a mortgage of \$315,000, which had been reduced from \$325,000.

The properties given in trade were 46 West Seventy-fifth street, a four-story dwelling, 50x100, the purchase of which by Mr. Brown was reported recently; a block front on 150th street, extending from Exterior street to River avenue, Bronx, containing about 12,000 square feet, and a four-story apartment house, 75x120, at 260 Washington avenue, near Willoughby avenue, Brooklyn, renting for about \$17,000. Mr. Brown bought the Sequoia from G. D. Clark of Cincinnati, who acquired it in 1914.

INVESTORS BUY 27TH ST. LOFT.

Thomas J. O'Reilly sold to the Emigrant Industrial Savings Bank the two six story loft buildings at 132 and 142 West Twenty-seventh street, on plot 120x38.9. This property was taken in foreclosure by the bank some years ago. The holding price was \$265,000. The rental is \$31,900. It was bought by a syndicate for investment, whose names will be announced later.

CUTLERY MAKERS BUY LOFT.

Albert L. Silberstein, president of the Grifone Cutlery Works, has purchased from the Mortgage Investment Co. the twelve story loft building, 47,630, at 151 and 153 West Nineteenth street, between Sixth and Seventh avenues, valued at \$250,000. M. & L. Hess were the brokers.

ESTHER COURT SOLD.

Bernard Cushman has bought the five and a half story Esther Court at 1135 Fulton avenue, The Bronx, from the Esther Realty Company. It was held at \$125,000, and has a rental of \$17,000. The plot is 70x144. The accommodations are for twenty tenants. Coloschinsky Brothers were the brokers.

TAILORS PLAN \$600,000 HOME.

The International Tailoring Company are having plans drawn for a twelve story building at the southeast corner of Fourth avenue and Twelve street. Starrett & Van Vleck are the architects, who estimate the cost at \$600,000.

CLOAK COMPANY BUYS LOFT.

Max Dorf, cloaks and suits, has purchased from the Mutual Life Insurance Company, through George R. Head & Co., 39 East Thirty-first street, a four story building and stores, on lot 21.5x58.9, near Madison avenue. The buyer will make extensive alterations and will occupy for hotel, restaurant, etc. The sellers recently secured the property in a foreclosure for \$30,000.

SMALL HOUSES FOR BRONX.

Twenty-four lots comprising the greater portion of the frontage on the east side of University avenue, between Burnside and Tremont avenues, Bronx, have been purchased by a builder, who will improve the lots with a four story one and two family houses. E. Osborne Smith arranged the sale for the Kountze estate.

HOTEL PRINCETON TO BE SOLD.

The Hotel Princeton, at 116 West Forty-fifth street, has practically been sold. Papers have been signed and next week interest in the property, it is said, will be transferred to the prospective buyer, who is said to be the lessee. The Hotel Princeton is held by Thomas Green, who has held it at \$125,000. It is a nine story, six story forty four wide and 100.5 feet deep on the north side of the block, about 135 feet west of Sixth avenue.

BANKERS TRUST BUYS AGAIN.

The Bankers Trust Company has purchased from the Empire Trust Company the property at 7 Pine street, which is now occupied by a ten story building. The lot has a frontage of 31 feet on Pine street with a depth of 73 feet 2 inches. Albert R. Ashford represented the Bankers Trust Company in this deal and Brown, Wheeler & Co. represented the Empire Trust Company. The trust company purchased about two months ago the seven story Astor Building at 10 and 12 Wall street and this purchase of 7 Pine street completes its holdings for a site for the new extension of the Bankers Trust Company Building.

OTHER SALES IN MANHATTAN.

HUDSON STREET—W. E. Dean & Co. sold to the 147 and 149 Hudson Street Company the two five story and basement buildings at that address. H. J. Schreiber & Bro. represented the seller.

WEST TWENTY-FOURTH STREET.

Norman R. Rosenfeld purchased at 113 West Twenty-fourth street a six story building, on plot 25x117, from the estate of Richard N. Casey and the estate of B. H. Goodman. This property is assumed as \$24,000 and was

held at \$45,000, the rental being \$4,500. The broker was the Oppenheimer.

WEST 113D STREET—Marit Realty Corporation, Marcus L. Oak president, purchased the three story and basement building at 113 West 113d street, on lot 25x100.11. This property has been in the Doyle family for more than thirty years. The brokers were Ernest T. Sawyer and Shave & Co.

FIFTH AVENUE—Frederick & Co. sold the five story flat, 50x100, at the southeast corner of Fifth avenue and 111th street.

WEST 137TH STREET—Nail & Parker sold for the Equitable Life Assurance Society to Dr. William J. Carter 218 West 137th street, a three story Kings model dwelling, 17x93.11.

EAST BROADWAY—The six story, new law house, with stores, at 163 East Broadway, corner of Rutgers street, has been sold to an investing client of Richard H. Jackson.

WEST 177TH STREET—Daniel H. Jackson has purchased through Benjamin Neuhoff, 48 West 177th street, a three story dwelling, on a lot 19x120, between Lenox and Fifth avenues.

THIRD AVENUE—The Benenson Realty Company sold a three story store and loft building, 25x100, at 2820 Third avenue, to Charles Gelert and George Bromm through George W. Brettell.

OTHER SALES IN THE BRONX.

HUNTS POINT AVENUE—Williamson & Bryan sold for a client the three story brick dwelling and store at 150 Hunts Point avenue, 48 West 157th street.

EAGLE AVENUE—Samuel Cowen sold 629 Eagle avenue, a three story house with a store on the ground floor and a bath and bath on each of the upper floors.

MORRIS AVENUE—McLernon Brothers sold for Pauline Schroeder the two and one-half story dwelling at 2414 Morris avenue, a plot 31.5x120. The purchaser will occupy.

LORING PLACE—McLernon Brothers sold for the Grubenacker Estate the three story brick dwelling at 2229 Loring place, on a plot 25x100. The purchaser will occupy.

WEST 190TH STREET—McLernon Brothers sold a client for occupancy the two story residence at 114 West 190th street, on a plot 20x50. The purchaser will occupy.

LORING PLACE—McLernon Brothers sold for H. B. Huser the three story two family house at 2305 Loring place, on a plot 55x100. The purchaser will occupy.

EAST 18D STREET—The Benenson Realty Company purchased 894 East 18th street, a five story new law apartment house, 73x50, with twenty two apartments and five stores, renting for \$13,500. J. M. Kronenberger was the broker.

MORRIS PARK AVENUE—Charles Scholte sold a three story frame house at 1411 Morris Park avenue, to Menotti Curcio, through Sica & Palladino.

MORRIS AVENUE—Daniel H. Jackson has sold to David Miller 1044 Morris avenue, at 165th street. The structure is a three story and basement three family house, 20x100. The broker was Lewis Adler.

COMMERCIAL LEASES.

Hirsch & Friedman leased 5,000 square feet in 40-42 West Seventeenth street to Oscar Koenig, 5,000 square feet in 1914.

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house at 145 West Twenty-fourth street to Samuel Greenberg, 5,000 square feet in 164-166 West Twenty-fifth street to Weinstein & Sorito, 13,500 square feet in 137-139 West Twenty-fifth street to the purchase of the five story building at 137-139 West Twenty-fifth street, on lot 25x100, for \$5,000 square feet in 161-163 West Twenty-fifth street to Schulman & Hauptmann and 5,000 square feet in 142-144 West Twenty-sixth street to Baum, Kravatz & Baum.

Pease & Elliman leased the four story and basement dwelling at 251 West Twenty-second street, between Broadway and West End avenue, to Abraham Garfinkel for business purposes.

Ames & Co. leased 42nd Second avenue to the Atlas Economy Stores and the store at 315 West Fifth street to David Green for auto accessories.

Royal Scott Golden leased the parlor floor of 88 East Fifty-seventh street to Mrs. Lodi, milliner, and space in 16 West Forty-sixth street to Charles Howard, grocer.

Barnett & Co. leased the store in 75 West 126th street, near Lenox, to Edward M. Browning Company leased to Charles Klein the left and store at 67-73 Spring street and 238 Lafayette street.

RESIDENTIAL LEASES.

Pease & Elliman leased to Benjamin Pitman the three story and basement dwelling at 108 East Seventy-fourth street, between Park and Lexington avenues.

Ames Company leased the top floor apartment at 124 East Forty-first street to John McKee and the first floor apartment to Fred S. Davis at 51 East 122d street.

Samuel H. Martin leased for Rusty Scott Hall the dwelling at 323 West 118th street, near Lenox, to Edward M. Browning Company leased to David and Nathan Wisenthal the six story elevator apartment, Andra, at 131-141 East Twelfth street, near Lexington avenue. They also extended the leases on the three apartment houses at 304-306 West 146th street and 63 Bradhurst avenue, The Bronx.

BROOKLYN TRANSACTIONS.

Malster Builders, Inc., sold a two story two family brick dwelling on a plot 50x100 at 917 Sixtieth street.

Bulky & Heston Company sold at 1237 Pacific street, between Nostrand and Bedford avenues, the four story and basement dwelling, lot 30x100, for the Lawyers Title and Trust Company to a client for occupancy.

Walter S. Ross and C. C. Gretzinger sold for J. Connors and Cornelius O'Keefe the house at 561 Sixty-eighth street to a client for occupancy and for Miss J. Gadeberg the two family

house at 347 Sixty-ninth street to a client for occupancy.

The June Bell Company sold the four story apartment house at 421 Prospect place, through Charles Buermann & Co., to the Carlhoff Realty Company. The house rents for \$5,000 and was held at \$55,000.

QUEENS TRANSACTIONS.

Clinton Trading Corporation sold to Eugene F. Gilmore and wife the dwelling at 1839 South Vine street, Glen Morris, Long Island, on a plot 40x100. Magnus Fox was the broker in the transaction.

H. Schneider sold to H. H. Goldsmith a lot 50x32, east side of Walnut street, south of Jamaica avenue, Woodhaven.

C. Hausman sold to the Equity Real Estate Corporation a lot 40x100, east side of Lake street, north of Ocean View avenue, Jamaica.

The Neppell Realty Company sold a lot 19x100, east side of Mohawk street, north of Neponset avenue, Neponset, to A. F. Purchase, and 45x100 adjoining to H. W. Wither.

OUT OF TOWN TRANSACTIONS.

Kenneth Ives & Co. sold the Thomas Maitland estate on Weaver street, Quaker Ridge, Manamontic, improved with a large residence and farm buildings and held at \$50,000, to A. C. King.

Mrs. Nasarine Wilson has sold her residence and garage in Cedar Knolls, Bronxville, to William F. Plummer of New York for occupancy. David Stewart and R. K. MacLean were the brokers.

Robert E. Farley Organization sold for the Estates of Tappan-Zee a plot in the Phillips Manor section of Tarrytown to W. D. Wilson of New York. The same brokers sold the Clark House, Nepperhan Heights, Yonkers, to William Hall of New York.

The Payson McEl. Merrill Company leased furnished for Miss Mary V. Smith to N. C. St. George her property of two and a half acres with modern dwelling on Wildwood avenue, Llewellyn Park, West Orange, N. J.

REALTY NOTES AND COMMENT.

The property sold by S. L. Pakus to Jacob Altman was the four story apartment and store building, plot 46x124, irregular, on the northwest corner of Third avenue and Cyrus place, Fordham.

Ephraim Buchwald and P. A. Zanello were the brokers. Harman & Ernest represented the sellers.

Delano & Aldrich, architects and engineers, have discontinued the association of the two firms made during the war. Each firm will continue its practice. Delano & Aldrich, architects, will

remain at 126 East Thirty-eighth street, and Charles H. Higgins, architects and engineers, have moved their offices to 19 West Forty-fourth street.

The House of Collins, dressmakers, in the purchase of the five story building at the northwest corner of Park avenue and Fifty-seventh street, sold last week by Douglas L. Billman & Co. for the White estate. Extensive alterations will be made, including three additional stories.

Ruby K. Zinner is the buyer of the five story American basement dwelling at 163 East Seventy-fourth street, sold by the Brown Wheelock Company for James F. Curtiss, attorney.

A. Catalio D'Agostino bought the dwelling at 511 East 118th street, sold for Harry Kasson.

Primo Gallotti is the buyer of 165 West Ninety-seventh street, sold by James J. Eichengram for the estate of Julia McDermott.

George Latour is the buyer of the five story apartment house at 2099 Eighth avenue, sold by the 2099 Eighth Avenue Company through J. B. Maxwell.

William Ensel bought the five story flat at 139 West Ninetieth street, sold by Harry Kasson.

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